

Subject: 10/25/2016 02:30 PM - Planning and Land Use Management Committee Meeting
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TITLE: Planning and Land Use Management Committee Meeting
DATE: 10/25/2016
TIME: 02:30 PM

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PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, October 25, 2016

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER CURREN D. PRICE, JR.

(Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email Sharon.Dickinson@lacity.org)

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM NO. (1)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO. (2)

[16-1119](#)

TIME LIMIT: 11/15/16; LAST DAY FOR COUNCIL ACTION: 11/9/16

Communication from the Mayor relative to the appointment of Ms. Pilar Buelna to the Cultural Heritage Commission for the term ending June 30, 2019.

Financial Disclosure Statement: Pending

Background Check Review: Filed.

Community Impact Statement: None submitted.

ITEM NO. (3)

[13-1152-S1](#)

Reports from the Department of City Planning and the City Attorney relative to the regulatory controls over well stimulation and a proposed Interim Control Ordinance prohibiting well stimulation treatments.

Fiscal Impact Statement: No

Community Impact Statement: Yes

For: Atwater Village Neighborhood Council
Downtown Los Angeles Neighborhood Council
Empowerment Congress North Area Neighborhood Council
Foothill Trails District Neighborhood Council
Harbor Gateway North Neighborhood Council
Los Feliz Neighborhood Council
Mid City Neighborhood Council
Mid Town North Hollywood Neighborhood Council
Northridge South Neighborhood Council
Northwest San Pedro Neighborhood Council
Pacoima Neighborhood Council

DISPOSITION: REQUEST TO CONTINUE

ITEM NO. (4)

[14-1325/14-1325-S1](#)

CONTINUED FROM 9/6/16

Motion (O'Farrell - Huizar) and reports relative to the feasibility of implementing a Value Capture Policy with an analysis regarding three different value capture options. **(Also referred to the Housing Committee)**

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (5)

[16-1152](#)

CD 11

TIME LIMIT: 11/11/16; LAST DAY FOR COUNCIL ACTION: 11/9/16

Environmental Impact Report and related California Environmental Quality Act (CEQA) findings, and an appeal filed by Louis Magur, Law Offices of Louis Magur on behalf of Louis and Wendy Magur and WLMAGUR, LLC, from the determination of the Board of Building and Safety Commissioners in approving an application to import 122,000 cubic yards of earth to the City property located at 15101 Pacific Coast Highway, subject to Conditions of Approval.

Applicant: City of Los Angeles, Bureau of Engineering c/o Robert Hancock

Owner: City of Los Angeles, Department of Recreation and Parks

Board File No. 160089

CEQA No. State Clearinghouse 84091901

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (6)

[16-1155](#)

CD 11

TIME LIMIT: 11/12/16; LAST DAY FOR COUNCIL ACTION: 11/9/16

Mitigated Negative Declaration, Mitigation Measures and related California Environmental Quality Act (CEQA) findings, and an appeal filed by Harel Simon from the determination of the Board of Building and Safety Commissioners in approving an application to export 33,120 cubic yards of earth, for a 54-unit multifamily residential building to be built above two levels subterranean parking, for the property located at 11600 West Dunstan Way, subject to Conditions of Approval.

Applicant: Nakada and Associates

Owner: 11601 Dunstan Partners LP, c/o Moss and Company

Board File No. 160040

CEQA No. ENV-2016-0457-MND

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (7)

[16-0901](#)

CD 14

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 11/4/16

Report from the Cultural Heritage Commission relative to the inclusion of the Japanese Hospital located at 101 South Fickett Street in the list of Historic-Cultural Monuments.

Applicant: Michael Okamura, Little Tokyo Historical Society

Owner: Luzviminda Mondonedeo

Case No. CHC-2016-1074-HCM

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

(On October 11, 2016 the City Council approved a 15-day extension of the time limit.)

ITEM NO. (8)

[16-1048](#)

CD 2

TIME LIMIT: 11/18/16; LAST DAY FOR COUNCIL ACTION: 11/9/16

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the South Valley Area Planning Commission (SVAPC), and an appeal filed by Valley Village Residents for Fair Government, Friends of Valley Village (FVV), Hollywoodians Encouraging Logical Planning (HELP), San Fernando Valley Neighborhood Coalition (SFVNC), and Valley Village Neighborhood Coalition (VNC) from the entire determination of the SVAPC in sustaining the findings and conditions of the Deputy Advisory Agency, and revising the decision letter to approve Vesting Tentative Tract Map No. 73704-SL, for the construction of a 26-unit Small Lot subdivision with a total of 59,548 square feet of floor area, including a street merger of approximately 100 feet of Weddington Street (west of Hermitage Avenue) as part of the Tract Map, and a portion of the street merger becoming a driveway and fire lane to access the interior unit garages, for the properties located at 5261, 5263, 5303 and 5305 Hermitage Avenue, and 12300, 12301 and 12302 Weddington Street, subject to revised Conditions of Approval.

Applicant: UB Valley Village LLC

Representative: Steve Nazemi, UB Valley Village LLC and Edwards Trust

Case No. VTT-73704-SL-2A

CEQA No. ENV-2015-2618-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (9)

[16-1112](#)

CD 12

TIME LIMIT: 10/27/16; LAST DAY FOR COUNCIL ACTION: 10/26/16

Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC), and an appeal filed by Paul Edelman, Santa Monica Mountains Conservancy from the entire determination of the LACPC in sustaining the decision of the Advisory Agency in approving Vesting Tentative Tract Map No. 73714-SL, for the construction, use and maintenance of 37 lots for the purposes of 35 Small Lot homes and two Open Space Lots in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, for the property located at 23200 West Sherman Way, subject to Conditions of Approval.

Applicant: Sherman Way-West Hills Partners, LLC

Representative: Michael Harris

Case No. VTT-73714-SL-1A

CEQA No. ENV-2015-4679-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (10)

[16-1113](#)

CD 12

TIME LIMIT: 10/27/16; LAST DAY FOR COUNCIL ACTION: 10/26/16

Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC), and an appeal filed by Paul Edelman, Santa Monica Mountains Conservancy from the entire determination of the LACPC in sustaining the decision of the Advisory Agency in approving Vesting Tentative Tract Map No. 73814-SL, for the construction, use and maintenance of 15 lots, including 14 Small Lot homes and one Open Space Lot, and one remainder lot in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, resulting in the improvement of Woodlake Avenue, for the property located at 7000 North Woodlake Avenue, subject to Conditions of Approval.

Applicant: Sherman Way-West Hills Partners, LLC

Representative: Michael Harris

Case No. VTT-73814-SL-1A

CEQA No. ENV-2015-4679-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (11)

[14-0366-S4](#)

Discussion with City Attorney relative to the already enacted as well as proposed State legislation regarding medical marijuana.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (12)

[16-1011](#)

CD 4

CONTINUED FROM 9/27/16

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 11/4/16

Environmental Impact Report and Errata, Mitigation Measures, Mitigation Monitoring Program, Statement of Overriding Considerations and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC), and appeals filed by: Assistant City Manager Stephanie DeWolfe on behalf of the City of West Hollywood (Representative: Beth Collins-Burgard and Dylan Johnson, Brownstein Hyatt Farber Schreck LLP); JDR Crescent LLC and IGI Crescent LLC (Representative: Robert L. Glushon and Kristina Kropp, Luna and Glushon); Susane Manners (Representative: Allan Wilion, Esq.); Fix the City, Incorporated (Representative: Beverly Grossman Palmer, Strumwasser and Woocher LLP); Laurel Canyon Association (Representative: Jamie T. Hall, Channel Law Group LLP) from the entire determination of the LACPC in approving Vesting Tentative Tract Map No. VTT-72370-CN-1A, for a project consisting of one master lot and ten air space lots for the development of 249 residential dwelling units, including 28 units set aside for Very Low Income households and 65,000 square feet of commercial uses, for the properties located at 8148-8182 West Sunset Boulevard, 1438-1486 North Havenhurst Drive, and 1435-1443 North Crescent Heights Boulevard, subject to

modified Conditions of Approval.

Applicant: AG SCH 8150 Owner, LP

Representative: Michael Nytzen, Paul Hastings, LLP

Case No. VTT-72370-CN-2A

CEQA No. ENV-2013-2552-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (13)

[16-1011-S1](#)

CD 4

TIME LIMIT: 11/24/16; LAST DAY FOR COUNCIL ACTION: 11/23/16

Environmental Impact Report and Errata, Mitigation Measures, Mitigation Monitoring Program, Statement of Overriding Considerations and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC), and appeals filed by: Assistant City Manager Stephanie DeWolfe on behalf of the City of West Hollywood (Representative: Beth Collins-Burgard and Dylan Johnson, Brownstein Hyatt Farber Schreck LLP); JDR Crescent LLC and IGI Crescent LLC (Representative: Robert L. Glushon and Kristina Kropp, Luna and Glushon); Susane Manners (Representative: Allan Wilion, Esq.); Fix the City, Incorporated (Representative: Beverly Grossman Palmer, Strumwasser and Woocher LLP); Laurel Canyon Association (Representative: Jamie T. Hall, Channel Law Group LLP) from the entire determination of the LACPC in approving a Master Conditional Use to permit the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with four restaurants/dining uses, and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a grocery store; and in approving a Site Plan Review for a mixed-used development with 249 residential dwelling units including 28 units set aside for Very Low Income households, 65,000 square feet of commercial uses and 820 parking spaces within four subterranean and semi-subterranean levels, for the properties located at 8148-8182 West Sunset Boulevard, 1438-1486 North Havenhurst Drive, and 1435-1443 North Crescent Heights Boulevard, subject to modified Conditions of Approval. (On July 28, 2016 the LACPC also approved a Density Bonus.)

Applicant: AG SCH 8150 Owner, LP

Representative: Michael Nytzen, Paul Hastings, LLP

Case No. CPC-2013-2551-MCUP-DB-SPR-1A

CEQA No. ENV-2013-2552-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (14)

[16-1074](#)

CD 4

TIME LIMIT: 12/15/16; LAST DAY FOR COUNCIL ACTION: 12/14/16

Report from the Cultural Heritage Commission relative to the inclusion of the Lytton Savings located at 8150 West Sunset Boulevard in the list of Historic-Cultural Monuments.

Applicant: Steven Luftman and Keith Nakata, Friends of Lytton Savings

Owner(s): Tyler Siegel and John Irwin; AG-SCH 8150 Sunset Boulevard Owner LP c/o

Townscape Management Incorporated

Case No. CHC-2016-2522-HCM

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

DISPOSITION: REQUEST TO CONTINUE TO NOVEMBER 22, 2016

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

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